

**WOLCOTT PLANNING & ZONING
PUBLIC HEARING AND REGULAR MEETING
WEDNESDAY, AUGUST 15, 2018
TOWN COUNCIL CHAMBERS, 6:30 P.M.
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MINUTES

PUBLIC HEARING

Note: These are summary minutes. A tape recording of this meeting is on file in Wolcott Town Hall, Commission Secretary's Office.

Chairman Mahoney called the Public Hearing to order at 6:30 p.m. with the Pledge of Allegiance and attendance was taken.

Roll Call Attendance

MEMBERS PRESENT: Cathe Sherman, Chris Edquist, Angelo Mastrofrancesco, Ray Mahoney

MEMBERS ABSENT: Mike Bokon

ALTERNATES PRESENT: Rich Delpier

ALTERNATES ABSENT: Tim Lagasse, Joe Membrino

ALSO PRESENT: Dave Kalinowski, CZEO

PERMIT APPLICATIONS

1. #18-565 - 47 North Properties LLC – Site Plan for parking lot modifications and new businesses at 47 North St. (Businesses Listed Below)

CZEO, Dave Kalinowski, read into record his comments on this application in his letter dated August 15, 2018, copy attached. He said he had a large folder on the previous owner regarding the condition of the property. He said since the new applicants have taken over the site they have cleaned up the area considerably. He also said the zone has been changed to general commercial and at that time there were a number of residents in attendance of said meeting and the commission said at that time they would have a public hearing on any new businesses, (for this property), to keep the neighbors aware of what's going on. He said we did post it (in the newspaper) and it meets all the requirements so he sees no issue with this. He said currently the hours are 7:00 a.m. to 5:00, Monday thru Friday, but landscaping businesses (for plowing), they are allowed to go in and get their equipment as needed.

Attorney Harbanuk, representing the applicant, came forward and said he wasn't involved when the zone was changed to general commercial, (from residential), but it has been manufacturing there for a long time, back to the 1960's. He said his clients were asked to identify parking for the additional businesses that are in there and they have done that, the parking has been expanded with millings in the back, paved in front. He said his clients have purchased a stockade fence already and they are planning on raising the level of it by putting a berm under it. Mike Homewood said there is a wooded area between the parking area and the residential homes and the only time they can see the building is in the winter when there are no leaves on the trees. The fence will be a 6 foot fence on a 2 foot berm. Atty. Harbanuk said the fence will be clear coat sealed to keep it from rotting, etc. They are also proposing a screen of arborvitaes on the left side when pulling in the driveway.

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Chairman Mahoney said there is rock salt in the nonconforming garage on the property and Mike Homewood said there is rock salt on one side and firewood on the other side. CZEO said you are not going to continue stock piling material, as it is a different process, but if you store it for your own property that is fine. Angelo Mastrofrancesco said his concerns would be the hours of operation as that was the issue the last time the (neighbors) came in and Mike Homewood said everybody's hours are set and most are there from 7:00 a.m. to 6:00 p.m. CZEO said you could put a condition on the approvals for the hours worked, days there, etc. Cathe Sherman said the last meeting on this property there was an issue with the lights and Mike Homewood said that was already addressed. Attorney Harbanuk reminded the commission that the fence will be installed some 50 feet from the property line.

At this time Lester Bastenbeck came forward and said that he owns an airsoft store in town and a gun store in Waterbury and what he would like to do (at 47 North St.) is some gunsmithing work and anytime you do any kind of grinding, drilling, etc., you have to have a manufacturing license. He said they would like to do some warehousing and wholesaling there but they do not expect any deliveries here, everything will go to his Waterbury operations, and he will do no retail here. Lester Bastenbeck said there would only be 1 to 3 employees, his hours would be Monday thru Friday, 9:00 a.m. to 6:00/7:00 p.m. He said on the weekends he may just go there to pick up product only. He said all his deliveries go to his Waterbury store and he would then transport to this location.

At this time Tim Spear, Arizona Construction, came forward and said he owns a landscaping company and said he does not store any product on the property. He said he is primarily there Monday thru Friday, unless it rains during the week, he may have some people in on a Saturday but it is just to load up trucks and leave. Angelo Mastrofrancesco said you do snow plowing (so you could be there all hours) and Tim Spear said most of the time if he knows a snowstorm is coming he lets his employees bring the trucks home.

Cathe Sherman questioned the millings verses having the parking lot paved and lined and the CZEO said if it was retail with multiple people coming in and out then it should be paved and lined. He also said that Inland Wetlands has signed off on the parking lot modifications.

There were no more comments from the Commission or the public on applications #18-565, zoning permit #9966 and #9967 and the public hearing was closed at 6:57 p.m.

REGULAR MEETING

At 6:58 p.m. Chairman Mahoney called the Regular Meeting to order. (Attendance was taken and it was the same as listed above under Public Hearing).

PUBLIC REQUESTS

There were no Public Requests at this time.

APPROVAL OF MINUTES

Upon **MOTION** by Angelo Mastrofrancesco, seconded by Chris Edquist, it was unanimously voted to **APPROVE** the minutes from the 8/1/2018 public hearing and regular meeting.

Ray Mahoney abstained due to absence.

APPROVAL OF BILLS

There were no bills at this time.

CORRESPONDENCES

There were no Correspondences at this time.

SUBCOMMITTEE REPORTS

There were no Subcommittee Reports at this time.

OLD BUSINESS

- 1. #18-565 – 47 North Properties LLC – Site Plan for parking lot modifications and new businesses at 47 North St. (New businesses listed below)**

Upon **MOTION** by Cathe Sherman, seconded by Angelo Mastrofrancesco, it was unanimously voted to **APPROVE** #18-565 – 47 North Properties LLC – Site Plan for parking lot modifications and new businesses at 47 North St., with the conditions per Dave Kalinowski, (CZEO), memo dated 8/15/2018, and site plan submitted dated 2/15/2018.

- 2. Zoning Permit #9966 – Arizona Construction LLC – Landscaping and Snow Removal Company at 47 North St.**

Upon **MOTION** by Angelo Mastrofrancesco, seconded by Chris Edquist, it was unanimously voted to **APPROVE** Zoning Permit #9966 – Arizona Construction LLC – Landscaping and Snow Removal Company at 47 North St., with the conditions that the hours of operation would not exceed 7:00 a.m. to 7:00 p.m., Monday thru Friday, and no stockpiling of landscaping materials on property.

- 3. Zoning Permit #9967 – K&L Holdings, DBA The Gun Store – Gunsmithing, Manufacturing, Storage, Warehousing & Wholesale at 47 North St.**

Upon **MOTION** by Cathe Sherman, seconded by Chris Edquist, it was unanimously voted to **APPROVE** Zoning Permit #9967 – K&L Holdings, DBA The Gun Store – Gunsmithing, Manufacturing, Storage, Warehousing & Wholesale at 47 North St., with the conditions that the

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hours of operation would be 7:00 a.m. to 7:00 p.m., Monday thru Friday.

NEW BUSINESS

There was no New Business at this time.

CERTIFIED ZONING ENFORCEMENT OFFICER'S REPORT

CZEO said there is an application coming up for a medical building (at 300 Wolcott Rd.) and everything should be all set (by the date of the meeting).

EXECUTIVE SESSION

There was no Executive Session at this time.

ADJOURNMENT

Upon **MOTION** by Cathe Sherman, seconded by Chris Edquist, it was unanimously voted to **ADJOURN** the Regular Meeting at 7:06 p.m.

APPROVED:

Raymond Mahoney, Jr., Chairman
Planning & Zoning Commission

Edna Henderson, Recording Secretary
Planning & Zoning Commission